

OFFICE / STORAGE OPPORTUNITY

Mancor House, Bolsover Street, Hucknall, Nottingham NG15 7TZ

RENT!

VARIOUS SIZED UNITS SUITABLE FOR OFFICE / STORAGE / CALL CENTRE / RETAIL / WAREHOUSE & WORKSHOP USES – AVAILABLE ON FLEXIBLE TERMS

- Various sized units from 237 sq ft to 3,842 sq ft
- Close to Hucknall NET tram stop
- Flexible terms available (minimum 6 months)
- Adjacent to McDonald's & Tesco Extra



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

0115 950 6611

LOCATION:

The property is located on Bolsover Street, Hucknall, which is situated close to Hucknall town centre.

The property is within close proximity to Tesco Extra, McDonald's and the NET tram station.

The property provides easy access to all local amenities.

DESCRIPTION:

Various office suites and storage units are available on short term leases and have the following:-

- LED / strip lighting
- Floor / wall mounted internet connections
- Can be furnished or unfurnished (if the suite already has furniture in situ)

All suites have access to shared kitchen facilities and WC's on site.

Allocated parking can be provided on a first come first serve basis for an additional cost. Further details on application.

ACCOMMODATION:

Various office suites and storage units are available from 22 sq m (237 sq ft) to 356 sq m (3,842 sq ft).

TERMS:

The suites / units are available on a new lease for a minimum term of 6 months.

Any lease will be excluded from the Landlord & Tenant Act 1954.

RENT: (See Rent Schedule Overleaf)

Office units are available to rent from £150 per calendar month.

Storage units are available to rent from £250 per calendar month.

RATES:

To be assessed.

PLANNING:

E: (Commercial, Business & Service) Offices
B8 (Storage & Distribution)

Occupiers are required to seek further clarification on the planning use classes for their proposed use.

VAT:

Vat is applicable to the rent.

EPC:

An EPC has been commissioned.



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RENT SCHEDULE

| UNIT No. | UNIT TYPE | SUITABLE FOR | SIZE SQ FT | RENT PER SQ FT | RENT PER ANNUM |
|----------|-----------|--|------------|----------------|----------------|
| 5 | Office | Office or Storage | 237 | £12.50 | £2,963 |
| 6 | Office | Office or Storage | 337 | £12.50 | £4,213 |
| 7 | Office | Office or Storage | 225 | £12.50 | £2,813 |
| 11 | Office | Office or Storage | 136 | £15.00 | £2,040 |
| 12 | Office | Office or Storage | 129 | £15.00 | £1,935 |
| 15 | Office | Office or Storage | 138 | £15.00 | £2,070 |
| 16 | Office | Office or Storage | 138 | £15.00 | £2,070 |
| 17 | Retail | Office / Storage / Call Centre / Retail | 3,403 | £5.00 | £17,015 |
| 19 | Office | Office / Storage / Small Call Centre | 358 | £10.00 | £3,580 |
| 20 | Office | Office / Storage / Small Call Centre | 253 | £12.50 | £3,163 |
| 25 | Warehouse | Office / Storage / Call Centre / Retail / Industrial | 3,229 | £5.00 | £16,145 |
| 26 | Warehouse | Office / Storage / Call Centre / Retail / Industrial | 3,842 | £5.00 | £19,210 |
| N/A | Garage | Storage or Repair Workshop | 650 | £15.00 | £9,750 |

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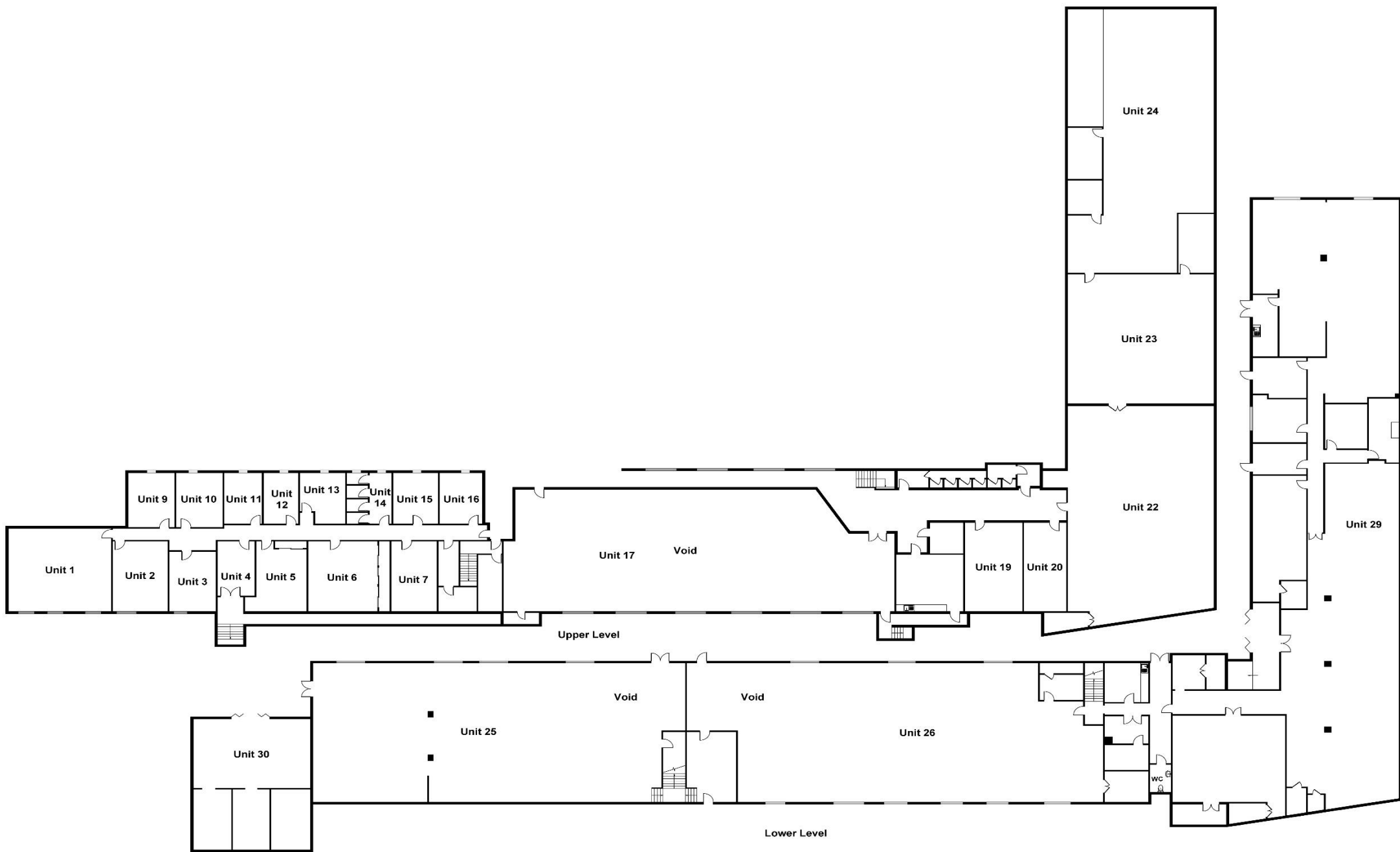
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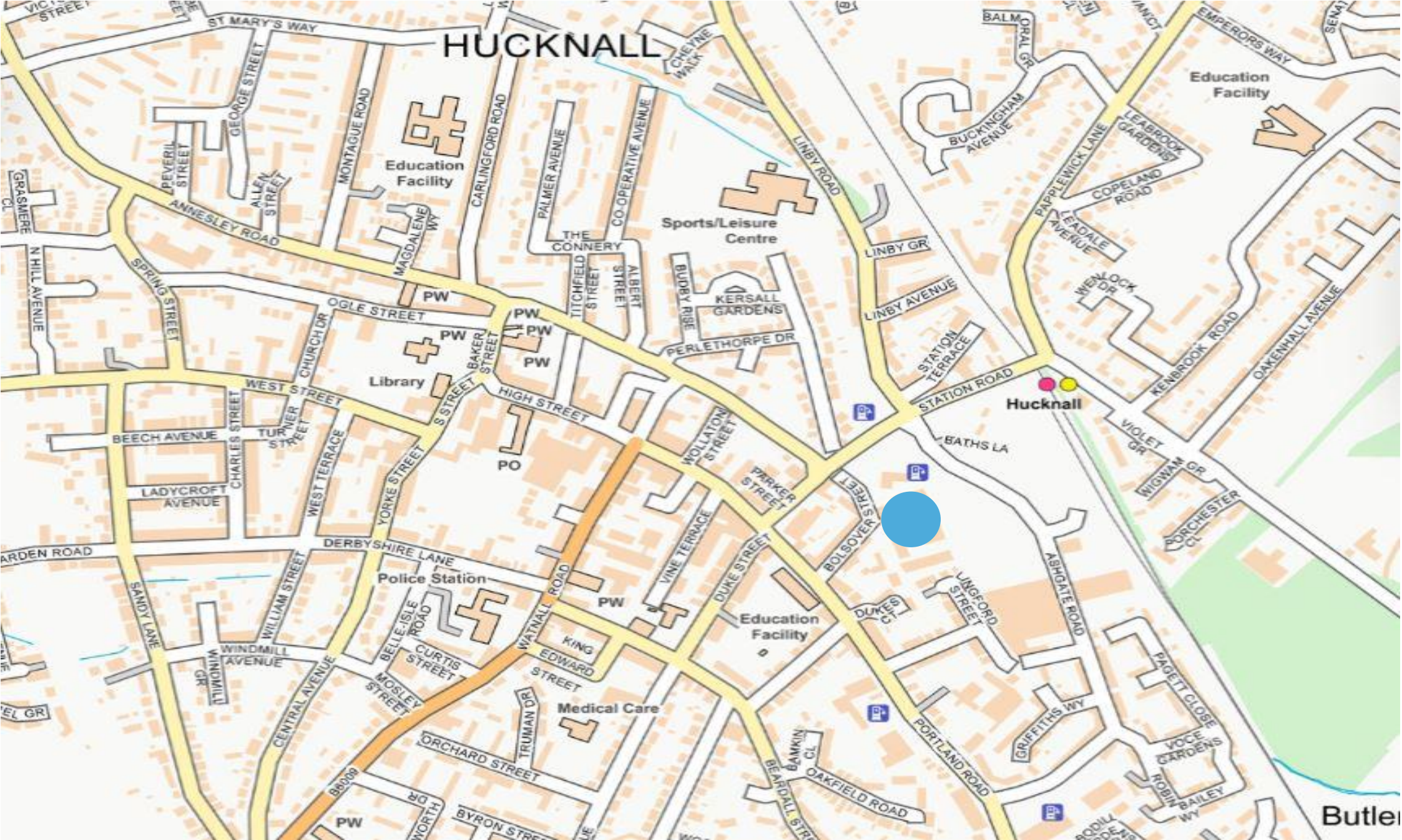
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HUCKNALL

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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.